

KGA ARCHITECTURE

February 27, 2007

City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Desert Orthopaedic Center

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of this project located on the northeast corner of Centennial Parkway and Riley Street. The site consists of approximately 1.61 acres and lies within the Town Center district of the City of Las Vegas. At the west end of the site, Riley Street has been approved to be vacated subject to the conditions listed as part of **VAC-14766**.

A single loading space has been provided on the proposed site plan as opposed to the required two loading spaces per Title 19.10.020.C. The property owner has stated that they do not receive any supplies via truck and will rarely utilize even a single loading space. Providing two loading spaces would also negatively impact the total number of parking spaces serving the patients and employees of the building.

The proposed, two story Medical Office Building will be utilized by the Desert Orthopaedic Center to administer general examinations and screenings. The building is approximately 21,730 square feet and includes examination rooms, radiography rooms, general office space and lease space.

In addition, we will be submitting a master sign plan to CHARC-TC as required per the Town Center Development Standards Manual.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

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